

SHREWSBURY TOWN COUNCIL

**Planning Committee
Meeting held virtually via Microsoft Teams
At 6.00pm on 7 September 2021**

Please note this was an informal virtual meeting of the Committee convened to assist the Town Clerk with carrying out the delegated powers granted to her by Full Council on 22 March 2021 & Finance & General Purposes Committee on 12 April 2021.

PRESENT

Councillors N Green (Chairman), R Dartnall, K Halliday, C Lemon, P Moseley, D Vasmer and B Wall.

IN ATTENDANCE

Amanda Spencer (Deputy Town Clerk), Ruth Jones (Office Manager) and Michelle Farmer (Planning Committee Clerk)

APOLOGIES

Apologies were received from Councillor M Davies.

42/21 DECLARATIONS OF INTEREST IN ACCORDANCE WITH THE CODE OF CONDUCT

(i) Declarations of Pecuniary Interest

There were no pecuniary interests declared.

(ii) Declarations of Non-Pecuniary Interest

Shropshire Councillors	<ul style="list-style-type: none">Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council
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43/21 MINUTES OF THE LAST MEETING

43.1 The minutes of the Planning Committee meeting held on 17 August 2021 were submitted as circulated and read.

RESOLVED:

That the minutes of the Planning Committee meeting held on 17 August be approved and signed as a correct record.

44/21 MATTERS ARISING

44.1 – Reconsultation on application 21/02982/OUT – Land to the South of Thrower Road, Shrewsbury. Construction of up to 35 residential dwellings, including up to 7 affordable dwellings, with access from Thrower Road, together with associated landscaping and other associated infrastructure.

The Deputy Town Clerk informed Members that the Committee originally looked at this application on 27 July 2021 and objected to the application due to a lack of consideration of how the development would support both sustainable transport and energy. Members felt that there should be a more sustainable approach to the development and were disappointed not to see this in the Outline application.

A letter had now been sent to the Town Council from Lands Improvements Holdings addressing some of the concerns that were raised by Committee.

The letter stated that a Travel Plan is included in the application and sustainable energy is being considered as part of the plan. They said that high levels of energy efficiency and renewable energy sources will be used wherever possible. They propose that a condition requiring the submission of a Sustainability Statement as part of the Reserved Matters Application would allow this matter to be robustly assessed by both the Local Planning Authority and the Town Council through the determination of the Reserved Matters.

RESOLVED:

Members discussed the response that had been received from Lands Improvements Holdings and were happy that comments raised by Committee had been taken into account and are now able to respond positively to the application. Members supported the application and expressed their interest in staying involved in the development. The Town Council are now happy to remove their original objection to this application.

45/21 HIGHWAY ORDERS

There were no Highway Orders for consideration.

46/21 TREE PRESERVATION ORDERS

There were no Tree Preservation orders for consideration.

47/21 PREMISES LICENCE APPLICATIONS

There were no Premises Licence Applications for consideration.

48/21 PLANNING APPLICATIONS

48.1 Schedules of Planning Applications

The Deputy Town Clerk submitted the schedules of valid planning applications for planning consent for development within the Town Council's area which had been registered between 7 August – 27 August 2021.

RESOLVED:

- (i) **That the following comments be submitted to Shropshire Council:**

1.	21/03799/FUL	32 Primrose Terrace St Michaels Street Shrewsbury Shropshire SY1 2EY	Erection of single storey extension to the rear back yard and replacement of the existing windows and front door	Representation
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Whilst the Town Council has no objections per se to this application, Members would like to see comments from the Conservation Officer regarding the proposed high use of UPVC on a building located within the Conservation Area.

2.	21/03893/FUL	9 Preston Street Shrewsbury SY2 5PG	Erection of two storey rear and side extension	No Objection
3.	21/04138/TPO	12 Porthill Gardens Shrewsbury SY3 8SH	Fell 1no Red Oak protected by the Shrewsbury and Atcham Borough Council (Woodfield Road, Copthorne Land, Between Nos. 13 and 17) Tree Preservation Order 1986 (Ref: SA/128	Representation

The Town Council considered the Tree Report that is provided with this application, and whilst there are no objections per se, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations to confirm that the felling of the Red Oak tree is the correct action to take.

4.	21/04183/TPO	32 Ryelands Shrewsbury Shropshire SY3 9BZ	Crown reduction of 20% of 1no Oak (See Report) protected by the Shrewsbury & Atcham Borough Council (Ryelands, Shrewsbury) Tree Preservation Order 2005 (SA/401)	No Objection
5.	21/03943/FUL	39 Porthill Drive Shrewsbury SY3 8RS	Erection of single storey rear extension and associated works	No Objection
6.	21/03849/FUL	Proposed Residential Development Adj Harry Hotspur Harlescott Lane Shrewsbury Shropshire	Erection of 6No. dwellings and 1No. detached garage, associated access and landscaping	Representation

Whilst the Town Council raises no objections per se, Members would like to see the comments of SC Highways regarding the car parking spaces and the new proposed junction.

7.	21/04181/TCA	97 The Mount Shrewsbury Shropshire SY3 8PH	Crown reduce by 15% 1no Judas Tree within Shrewsbury Conservation Area	No Objection
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8.	21/04157/TPO	The Poplars 7 Butler Road Shrewsbury Shropshire SY3 7AJ	Fell 2no Lawson Cypress protected by The Borough of Shrewsbury (Kingsland No 2) Tree Preservation Order 1969 (Ref: SA/34)	Objection
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The Town Council object to the felling of the Lawson Cypress trees as they do not believe the reasons given in the application provide adequate justification. Would pruning/crowning be a better option? Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations.

9.	21/03880/VAR	Flames Kebab And Pizza 123 Hereford Road Belle Vue Shrewsbury Shropshire SY3 7QZ	Variation of condition No. 4 attached to planning permission reference 08/0170/F dated 3rd April 2008 to allow the premise to open until midnight Monday to Sunday	No Objection
10.	21/03852/FUL	28 Porthill Drive Shrewsbury SY3 8RS	Erection of two storey and single storey rear extension to existing two storey dwelling	No Objection
11.	21/03249/FUL	22 Woodside Drive Shrewsbury Shropshire SY3 9BW	Erection of first floor extension above garage	No Objection
12.	21/04055/TPO	4 Meole Hall Gardens Church Lane Meole Brace Shrewsbury SY3 9JS	Reduce back foliage and small branches (less than 1.5 inches diameter) of trees along the boundary with Meole Brace Hall protected by The Shrewsbury Borough Council (Meole Brace Village) Tree Preservation Order 1973 (Ref: SA/70)	No Objection
13.	21/03787/FUL	15 Wenlock Road Shrewsbury SY2 6JJ	Erection of rear single storey infill extension	No Objection
14.	21/03783/LBC	27 Hills Lane Shrewsbury SY1 1QU	Replacement of rear 1st floor bathroom window affecting a Grade II Listed Building	No Objection
15.	21/03765/FUL	Wayside Old Roman Road Shrewsbury SY3 9AH	Erection of single storey side extension and new roof dormers to first floor rooms	No Objection

16.	21/03630/FUL	Meole Brace School Longden Road Shrewsbury SY3 9DW	Installation of 3No. temporary single storey buildings to be used as classrooms until 31st December 2021	No Objection
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The Town Council raise no objections to this application. Members commented that this application shows that there is a wider problem with the supply of school spaces within Shrewsbury.

17.	21/03589/LBC	Lord Hill Hotel Abbey Foregate Shrewsbury SY2 6AX	Erection of 44No apartments (including 8No affordable) with associated parking, amenity areas and landscaping including demolition of rear buildings associated with the Former Lord Hill Hotel affecting a Grade II Listed Building	Objection
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The Town Council object to this application on a number of grounds:- The proposed apartments appear 'bulky' and could be seen as possible overdevelopment with a significant impact on the street scene. The effect on the visual amenity of the Reabrook area will also be significant. There are no parking provisions for the affordable housing apartments and no mention of spaces for visitor parking. This lack of spaces will have an impact on neighbouring areas and cause traffic issues for local residents. There is also a shortfall of open space provision with no amenity space provision for families who may live there.

18.	21/03588/FUL	Lord Hill Hotel Abbey Foregate Shrewsbury SY2 6AX	Erection of 44No apartments (including 8No affordable) with associated parking, amenity areas and landscaping including demolition of rear buildings associated with the Former Lord Hill Hotel	Objection
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19.	21/03743/LBC	5 Claremont Bank Shrewsbury SY1 1RW	Erection of infill extension and remodelling of rear single storey extension and maintenance repair to existing rear bay window affecting a Grade II* Listed Building	No Objection
20.	21/03728/FUL	27 Primrose Terrace St Michaels Street Shrewsbury SY1 2EY	Replacement of 3No original Victorian Sash Windows to double glazed Victorian style sash windows to match existing on ground front dining room, 1st floor bedroom front and 1st floor bedroom back (article 4 direction)	No Objection

21.	21/03965/TCA	Burrs Field Kingsland Road Shrewsbury Shropshire	Fell 1no Beech within Shrewsbury Conservation Area	No comment made as Town Council is the applicant
22.	21/03964/TCA	Land In Column Meadows Rea Brook LNR Shrewsbury Shropshire SY2 6DD	Fell 1no Pedunculate Oak (T1) within Shrewsbury Conservation Area	No comment made as Town Council is the applicant
23.	21/03962/TCA	1 Riverside Close Longden Coleham Shrewsbury SY3 7D	Crown reduce by up to 30% 1no Magnolia within Shrewsbury Conservation Area	No Objection
24.	21/03723/FUL	24 Morville Road Shrewsbury SY1 3ER	Erection of replacement single storey side extension with new porch to front	No Objection
25.	21/03722/FUL	Unit 7 Sweetlake Business Village Shrewsbury SY3 9EW	Change of use from use class B1 to use class E to permit the creation and running of a bakery and sales counter from the premises to include the installation of an extraction system	Representation

The Town Council raise no objections to this application but fully support the comments raised by nearby residents regarding potential noise and odour issues and ask that these concerns are considered in the decision for this application.

26.	21/04002/FUL	Land To The West Of Battlefield Road Shrewsbury Shropshire	Proposed residential development of 130 dwellings, construction of estate roads; formation of public open space; landscaping scheme, all associated works	Objection
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The Town Council object this application on several grounds. The current traffic flow through this area is already high and this would only add to congestion issues in the area. The application shows no regard for the needs of cyclists or walkers. Members were also concerned about the risk of flooding as it is known that this area floods on a regular basis. They also had concerns about renewable energy for the development and the quality of the green space proposed as it appears to be on a drainage basin. The Committee also support the level of public concern with this application.

27.	21/03698/LBC	The Crown Inn 28 Abbey Foregate Shrewsbury SY2 6BT	Upgrading and extension of existing timber pergola to existing enclosed rear beer garden area along with new festoon lighting to be held between 3m high timber posts affecting a Grade II Listed Building	Support with Comment
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Whilst the Town Council raise no objections to this application, Members do support the public comment made with regards to potential privacy issues and ask that these concerns are taken into account on this application.

28.	21/03697/FUL	The Crown Inn 28 Abbey Foregate Shrewsbury SY2 6BT	Upgrading and extension of existing timber pergola to existing enclosed rear beer garden area along with new festoon lighting to be held between 3m high timber posts	Support with Comment
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Whilst the Town Council raise no objections to this application, Members do support the public comment made with regards to potential privacy issues and ask that these concerns are taken into account on this application.

29.	21/03692/ADV	27 Pride Hill Shrewsbury SY1 1DP	Erect and display two fascia signs, one projecting sign and two internal digital screens	No Objection
30.	21/03671/FUL	15 Severn Bank Shrewsbury SY1 2JD	Repairs to existing wall and increase in height by 0.45m of existing northern boundary wall (14m) (re-submission)	No Objection
31.	21/04019/TPO	Prestfelde Preparatory School London Road Shrewsbury Shropshire SY2 6NZ	Fell 1no Beech protected by The Shrewsbury Borough Council (Prestfelde School) Tree Preservation Order 1969 (SA/51)	Representation

Whilst the Town Council does not object to this application, Members respectfully request that Shropshire Council's Tree Officer visits the site and provides expert assessment and recommendations on the felling of the Beech tree.

32.	21/03951/FUL	Riverside Medical Practice Roushill Shrewsbury SY1 1PQ	General site clearance, removal of asbestos containing materials and demolition works to slab level at the Riverside Development Area	No Objection
33.	21/03581/FUL	Wayside Old Roman Road Shrewsbury Shropshire SY3 9AH	Erection of 2m high wooden reflective acoustic fence	No Objection

The Town Council raise no objections to this application as the proposal will improve the look of the street scene. Members fully support the comments made by the Conservation Officer regarding the appearance of the fencing.

34.	21/03610/FUL	8 Woodbank Drive Shrewsbury SY3 8RW	Creation of additional dormer window to first floor to create an additional bedroom and replacement of existing dormer windows. Changes to existing windows and addition of 1.no window to ground floor. Internal reconfiguration and relocation of rear door to garden	No Objection
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35.	21/03888/TPO	22 Ridgebourne Road Shrewsbury Shropshire SY3 9AB	Reduce to roof ridge level 1no Lawson Cypress protected by The Borough of Shrewsbury (Ridgebourne Road) Tree Preservation Order 1968 (SA/37)	No Objection
36.	21/03886/TCA	Pen Y Bont Betton Street Shrewsbury Shropshire SY3 7PJ	Crown lift by 2metres and remove deadwood from 1no Sycamore within Belle Vue Conservation Area	No Objection
37.	21/03885/TCA	The Limes 146 Longden Road Shrewsbury Shropshire SY3 7HT	Crown reduce by 3m on a cyclical basis 1no Ornamental Tree & control new growth from where previous crown lift was carried out of 1no Lime within Shrewsbury Conservation Area	No Objection
38.	21/03683/FUL	42 Havelock Road Shrewsbury SY3 7NE	Erection of single storey side extension to end of terrace house (revised scheme)	Permission granted by Shropshire Council prior to the meeting
39.	21/03223/VAR	Harlescott Junior School Featherbed Lane Harlescott Shrewsbury SY1 4QN	Variation of Condition 2 (approved plans) attached to planning permission 20/04289/FUL to allow amendments to site design and layout	Deferred

Whilst the Town Council does not object to this application per se, Members would like more clarification with regards to the size of the water tanks and a clear visualisation of them to enable the Committee to make a decision on this application.

48.2 Schedule of Planning Decisions

The Deputy Town Clerk submitted the schedules of planning decisions where the comments of the Town Council varied to the final planning decision of the Planning authority between 7 August to 27 August 2021.

RESOLVED:

That the variance of planning decisions between the period 7 August to 27 August 2021 be noted.